



Warnford Road, Tilehurst, Reading.

£450,000 Freehold

Arins Tilehurst - Offered to the market with no onward chain complications is this well presented three double bedroom semi detached property. The property is within walking distance of English Martyrs primary school, is close to a bus route leading to Reading town centre, while having access to various local shops and amenities. Further accommodation includes a lounge diner, refitted kitchen, converted garage into a bedroom / wetroom, and a first floor refitted shower room. Other features includes double glazed windows, gas central heating, driveway parking for multiple vehicles, and an enclosed rear garden.

- Three Double Bedrooms
- Refitted Kitchen
- Lounge Diner
- Converted Garage
- First Floor Shower Room
- Driveway Parking
- No Onward Chain
- Enclosed Rear Garden



TOTAL FLOOR AREA: 1206 sq.ft. (112.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Ground Floor

Porch

Laminate wood flooring, access into living room.

Lounge Diner

23' 6" x 12' 6" (7.16m x 3.81m) Front aspect double glazed window, laminate wood flooring, two double radiators, gas fireplace, French doors into rear garden.

Kitchen

10' 5" x 8' 11" (3.17m x 2.72m) Range of base and eye level units, single bowl with drainer, space for white goods, vinyl flooring, partly tiled walls, understairs storage.

Utility

15' 8" x 9' 7" (4.78m x 2.92m) Door into rear garden, vinyl flooring, downlights, space for white goods.

Bedroom / Wet Room

19' 3" x 11' 6" (5.87m x 3.51m) Front and side aspect double glazed windows, double radiator, television point, walk in shower, low level wc, wash basin with vanity.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m) Front aspect double glazed window, single radiator, television point.

Bedroom Two

14' 4" x 9' 9" (4.37m x 2.97m) Front aspect double glazed window, double radiator, television point.

Bedroom Three

9' 9" x 8' 8" (2.97m x 2.64m) Rear aspect single glazed radiator, single radiator.

Bathroom

8' 6" x 6' 4" (2.59m x 1.93m) Two rear aspect double glazed windows, shower, low level wc, wash basin with vanity, heated towel rail, vinyl.

Outside

Driveway

Off road parking provided for multiple vehicles, side access into rear garden.

Rear Garden

Fence enclosed rear garden with patioed area and separate lawned area.

Council Tax Band

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